

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****NEW CASES****NOVEMBER 5, 2009**

APPEAL #18727 - Al & Monique Koch/Laura Casale. Arch., variance 70-100.2D to permit erection of an outdoor fireplace exceeding height; E/side #44 Mountain Cut 236' N/of Mill Spring Rd., Manhasset, Sec. 3, Blk. 150, Lot 92, R-A District.

APPEAL #18728 - Tania Kapovic, variance 70-100.2D to permit erection of a outdoor fireplace into the required side yard & exceeding height; S/side #258 Mill Spring Rd., 155' W/of Country Club Dr., Manhasset, Sec. 3, Blk. 204, Lot 19, R-A District.

APPEAL #18729 - Phil Zolli, variances 70-47.B, 70-47.1B, 70-49.C & 790-51.E to permit construction of a new two-family dwelling with insufficient lot size, lot width, side yard setback & exceeding the gross floor area; N/side #125 Harbor Rd., 546.43 W/of Middle Neck Rd., Port Washington, Sec. 4, Blk. 36, Lots 564-565. R-C District.

APPEAL #18730 - Mee Lai Law, variance 70-202.1.D to permit maintenance of a wood retaining wall not in compliance with the code; W/side #170 Cow Neck Rd., 845.96' S/of Barkers Point Rd., Port Washington, Sec. 4, Blk. 95, Lot 124, R-B District.

APPEAL #18731 - Dana & Richard Berrebbi, variances 70-40.C, 70-41.B & 70-208.F to permit alteration & addition to a non-conforming single family dwelling into the required front & side yard setbacks; N/W/cor #2 Derby Rd. & Port Washington Blvd., Port Washington, Sec. 5, Blk. 147, Lot 82, R-B District.

APPEAL #18732 - Alessandro Privilegi, variance 70-50.C to permit the erection of a vestibule with insufficient front yard setback; S/side #1750 Belmont Ave., 89.33 W/of Broadway, New Hyde Park, Sec. 8, Blk. 253, Lot 29, R-C District.

APPEAL #18733 - Amalia DiMarino, conditional use 70-45 & variances 70-40.B, 70-100.2H & 70-231 to permit the use of a single family dwelling as a mother/daughter residence, not in compliance with the code, the maintenance of an awning with insufficient front yard & an A/C unit within the rear yard setback; S/W/cor. #1200 Marcus Ave. & Major La., New Hyde Park, Sec. 8, Blk. 304, Lot 1A, R-B District.

APPEAL #18734 - Nicholas & Karen Malonoukos, variance 70-100.2.A(4) to permit maintenance of a masonry fence exceed height; E/side #14 Reed Dr., 293.47' N/of Old Searington Rd., Roslyn, Sec. 9, Blk. 654, Lot 40, R-A District.

APPEAL #18735 - Country Glen, LLC, conditional use 70-187.G & variance 70-103.A to permit alteration to an existing retail store in a shopping center for the use as a restaurant with insufficient off-street parking; N/W/cor. #125 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lots 27,28,31,46-52, 54, 55, 59 & 60, I-B District.

APPEAL #18736 - Ricklie Realty, LLC, variance 280.a of Town Law to permit subdivision of an industrial lot not having direct access onto a public street; N/side #505 Grand Blvd., 248.08 W/of Grant St., Westbury, Sec. 11, Blk. 330, Lot 6, I-B District.

ADJOURNED CASES**NOVEMBER 5, 2009**

APPEAL #18664 - Sharon & Charlie Gucker, variance 70-231 to permit alteration of cellar to a media, play & home office space not in accordance with the town code; S/side #32 Pebble La., 665' E/of Club Dr., Roslyn Heights, Sec. 7, Blk. 169, Lot 17, R-AA District.(10-7-09)

APPEAL #18686 - Om Sweet Om, LLC/Dana Schnipper, request for a determination under 70-225 to review the Notice of Disapproval issued by the Building Official & variances 70-44, 70-103.A,B&F, 70-208.F to permit the maintenance of a Yoga Studio in a non-conforming commercial building, which is not a permitted use, in a residence district, with insufficient off-street parking & loading; N/side #37 Avenue A, 259' E/of Cross St., Port Washington, Sec. 4, Blk. 38, Lot 12, R-C District.

APPEAL #18701 - Jonathan Muller/James Cowles, R.A. variance 70-30.C to permit the maintenance of a one-story addition with insufficient front yard setback; W/side #10 Brookbridge Rd., 131.6' S/of Country Pl., Great Neck, Sec. 2, Blk. 48, Lot 78, R-A District.910-7-09)

APPEAL #18710 - Bella Calabria Farms, Inc./Dominicks Deli/ Rosa Zito, A request for a determination to review the Notice of Disapproval issued by the Building Official or variances 70-44, 70-103.F & 70-103.M to permit maintenance of a retail grocery store/delicatessen with insufficient number of loading zones, parking within a front yard setback not a permitted use in a residential zone; N/W/cor #401 Herricks Rd. & Wilson Blvd., New Hyde Park, Sec. 9, Blk. 515, Lot 43, R-C District.(10-7-09)

Amended and Re-advertised Case:

APPEAL #18713 - Bob's Discount Furniture/Basser-Kaufman, Inc., variances 70-196.J, to permit erection of walls signs exceeding the permitted area, vertical height and exceeding the permitted height above grade; N/E/cor. #161-171 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 10, Blk. N, Lot 277, I-B District (10-7-09)